

2 Provost Road, London, NW3  
Design and Access Statement

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# 1 SITE

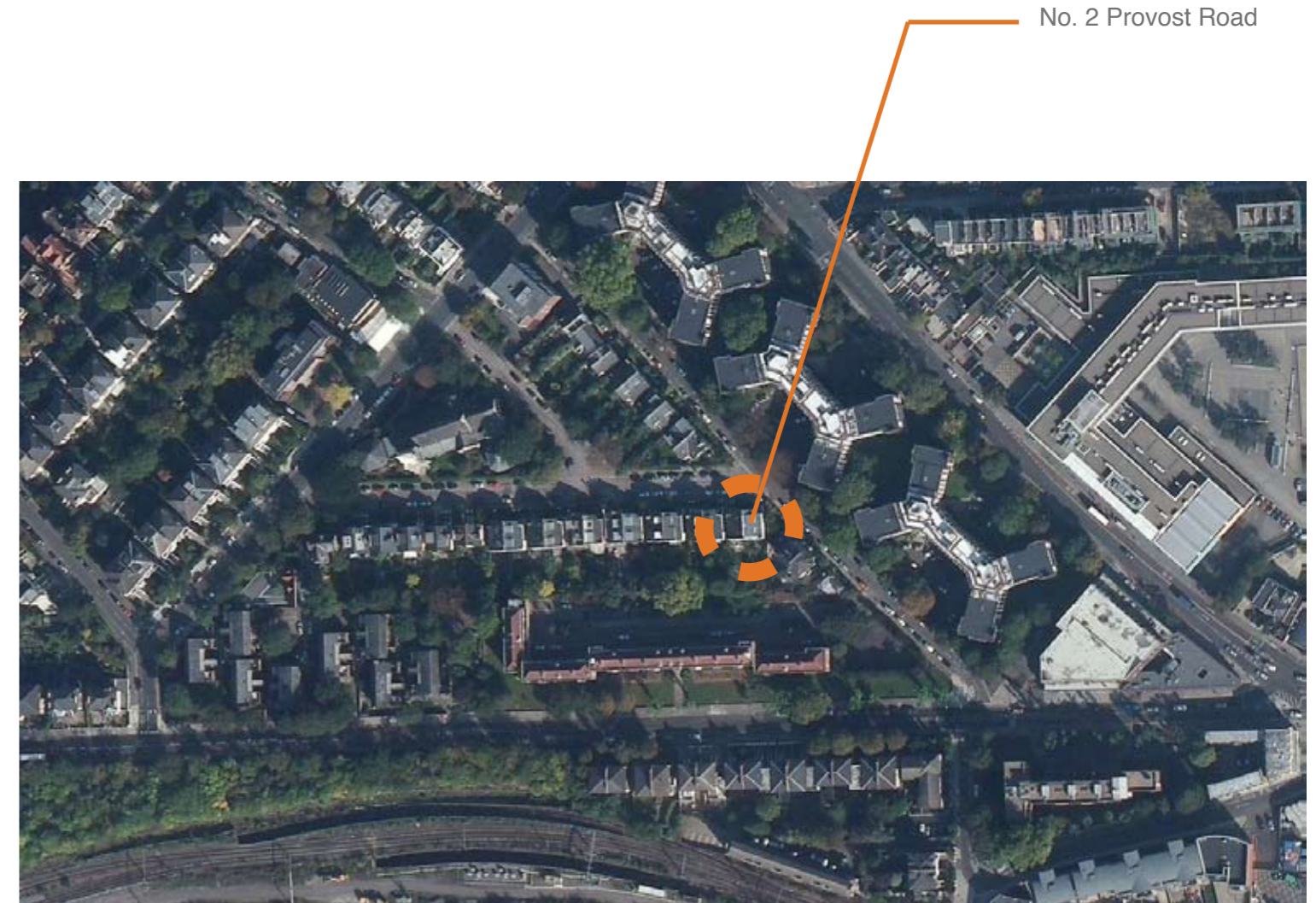
## 1.1 IDENTIFICATION AND EXTERIOR PHOTOGRAPHS

2 Provost Road is an early Victorian, Grade II listed semi-detached villa built in 1844. It is situated in Eton Conservation Area and was designed by the noted architect John Shaw.

It is a single family dwelling formed over four floors. Lower ground, ground, first and second floor, with a rear garden with access from the lower ground floor and a narrow side passage.

The dwelling has received a number of alterations throughout its life and as a result the internal circulation is not consistent. Namely the previous owner was a psychotherapist and created his practice on the lower ground floor incorporating a separate entrance, separate WC and waiting room as well as double walls for sound insulation and privacy. The original staircase configuration was altered to accommodate for these changes and hence the floor level to the kitchen above was raised as well.

These alterations do not coincide with the new owners' needs or with the original character of the building.



Aerial photograph of the site and the context of its neighbouring streets



Site in the street context



Front Elevation -shown in the context of the immediate neighbouring properties



Front Elevation -Front gate, staircase and entrance to the house, showing the existing condition as well as the existing bin storage

Front Elevation -Front lower ground floor window, front lightwell and garden



Rear Elevation



Side Elevation



Side passage leading to the front from the rear garden and timber gate door



Rear Elevation, despite the south orientation, its openings are rather small and rather few, resulting in a dark interior

## 1.2 INTERIOR PHOTOGRAPHS



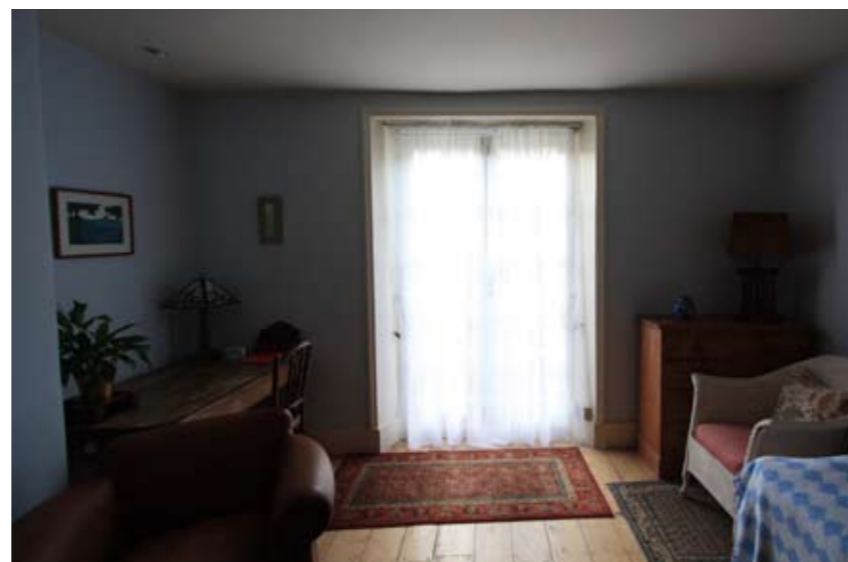
Staircase to Ground Floor, showing the door to the side entrance hallway



Door to staircase and Patient WC



Side Entrance, also showing the double wall detail on the right of the office entrance



Lower Ground Floor Bedroom - looking to the back garden



Living Room looking to the kitchen/dining area



Food preparation area on a higher level



Staircase to First floor, showing the non-original newel post



Fireplace in the dining room



Hallway at first floor



Master bedroom at first floor



One of the twin bedrooms at second floor



Staircase from first floor to second floor



## 2 LISTED BUILDING

### 2.1 LISTED ENVIRONMENT

The villa is a Grade II listed semi-detached property and the listing reads as follows:

*The east side of Eton Villas (south) and part of Provost Road are also developed with semi-detached villas but of a different style to Eton Villas (north). The properties are typical early to mid Victorian gable fronted stucco villas designed to be read as a single architectural unit and in common with all the surviving villas on these two roads are listed grade II. The central section of each property comprises a lower ground and two main levels of accommodation. The proportion of window to wall space (solid/void ratio) is fairly high. Windows are surrounded by a raised stucco architrave, cill and cornice. The third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations. A central chimney stack protrudes from the main roof ridge.*

*Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value.*

### 2.2 HISTORICAL RESEARCH AND ENGAGEMENT

Hugh Cullum Architects has asked Heritage Collective to advise on the design strategy of this listed building to assure the best historic building outcome while achieving pleasant living conditions to modern standards.

A Heritage Statement has been produced by Heritage Collective and is included in this application.

### 3 DESIGN STRATEGY

The prominence and importance of 2 Provost Road as a heritage asset stems largely from its front stucco facade with the decorated openings and the fact that it was designed, along with 1 Provost Road “to be read as a single architectural unit” (listing quoted above). The proposals submitted here are designed to ensure that the general character of the area as well as the buildings unique features are retained.

Additionally, although the orientation of the rear elevation is south, there are not enough openings to take advantage of the natural light and it is our intention to improve the natural light of the rear rooms and the relation of the home to the garden.

#### EXTERNAL WORKS

##### Front Elevation

-The render to the front facade will be repaired to match existing with a lime based render and will be painted a soft pink colour “Calamine 230” from “Farrow & Ball” or similar approved. The colour is carefully chosen to tie in with the other building colours on the street.

-All decorative features are to be carefully repaired and repainted as necessary to match existing in style and materials.

-Front Door is to be overhauled and the two front glazed panels are to be replaced with solid timber ones (to match existing colour and style) for security reasons

##### Front Garden / Staircase / Fence

-New wrought iron gates are to be replaced to match existing in size, materials and style

-Front staircase finish to be replaced with Portland stone and the metal handrail is to be removed.



Proposed Front Elevation

-Bin Storage is to remain in its existing position but concealed with a timber surround

- The garden in front of the lightwell and the wall to it are to be lowered by approximately 100mm to meet the level of the window cill of the lower ground floor front office window. This will allow for a little more natural light to the office.

### Side Elevation

- Part of the side passage will be covered with a glazed canopy and glazed doors to both sides.

-The steps are to be moved slightly forward to allow for the glazed door to enclose the reinstated side entrance to the house.

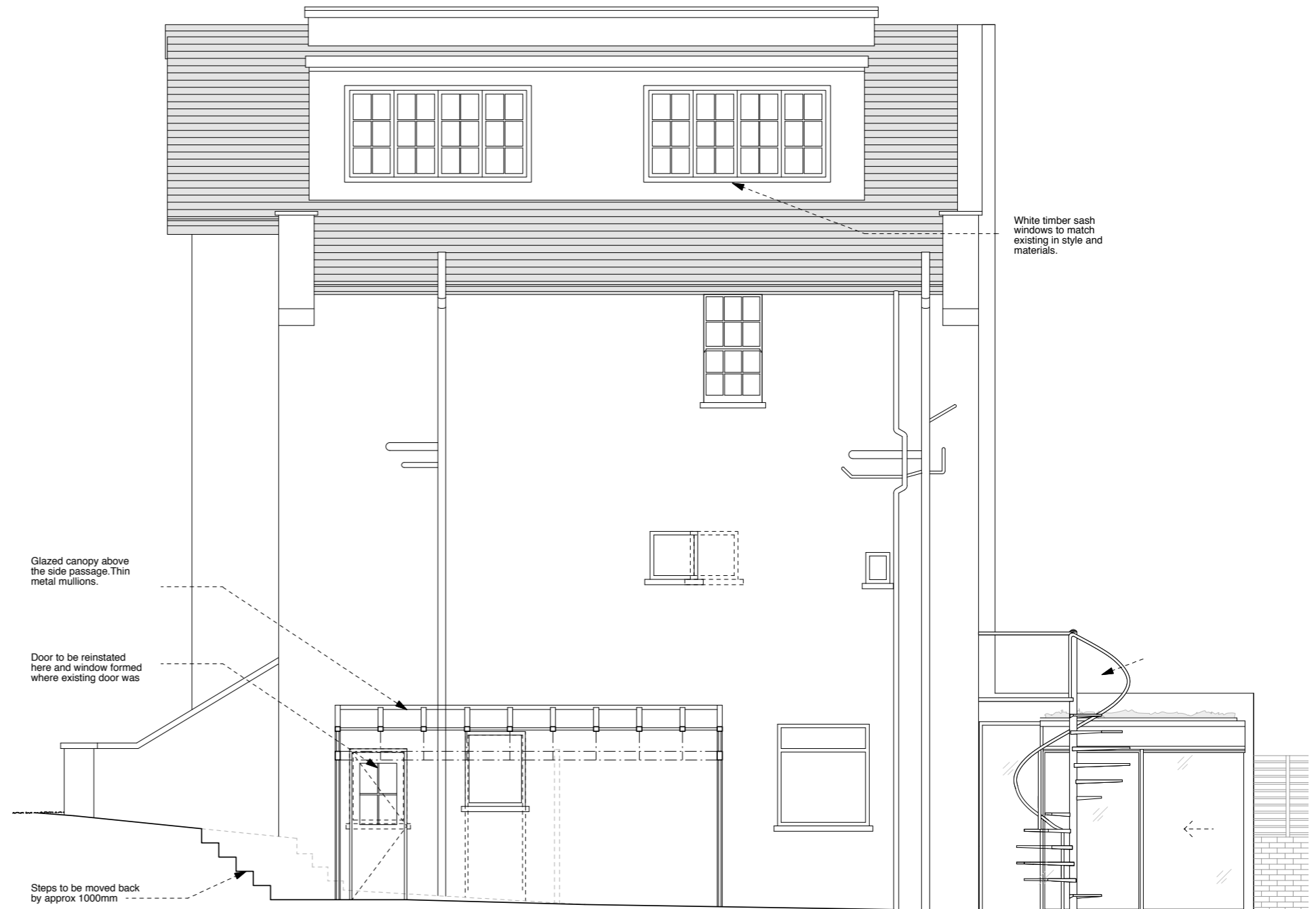
-The reinstated lower ground floor side entrance and window are to be white painted timber to match existing in style as well.

-On ground floor level the small casement window is to be moved forward slightly to accommodate the coat cupboard.

-All rainwater goods will be repaired as required and redecorated to match the colour of the side elevation

### Rear Elevation

-At lower ground floor, a square, glazed extension with a sedum roof is introduced. It will be approximately 14 square meters and will allow for a light and airy playroom with a better connection to the rear garden.



**Proposed Side Elevation**

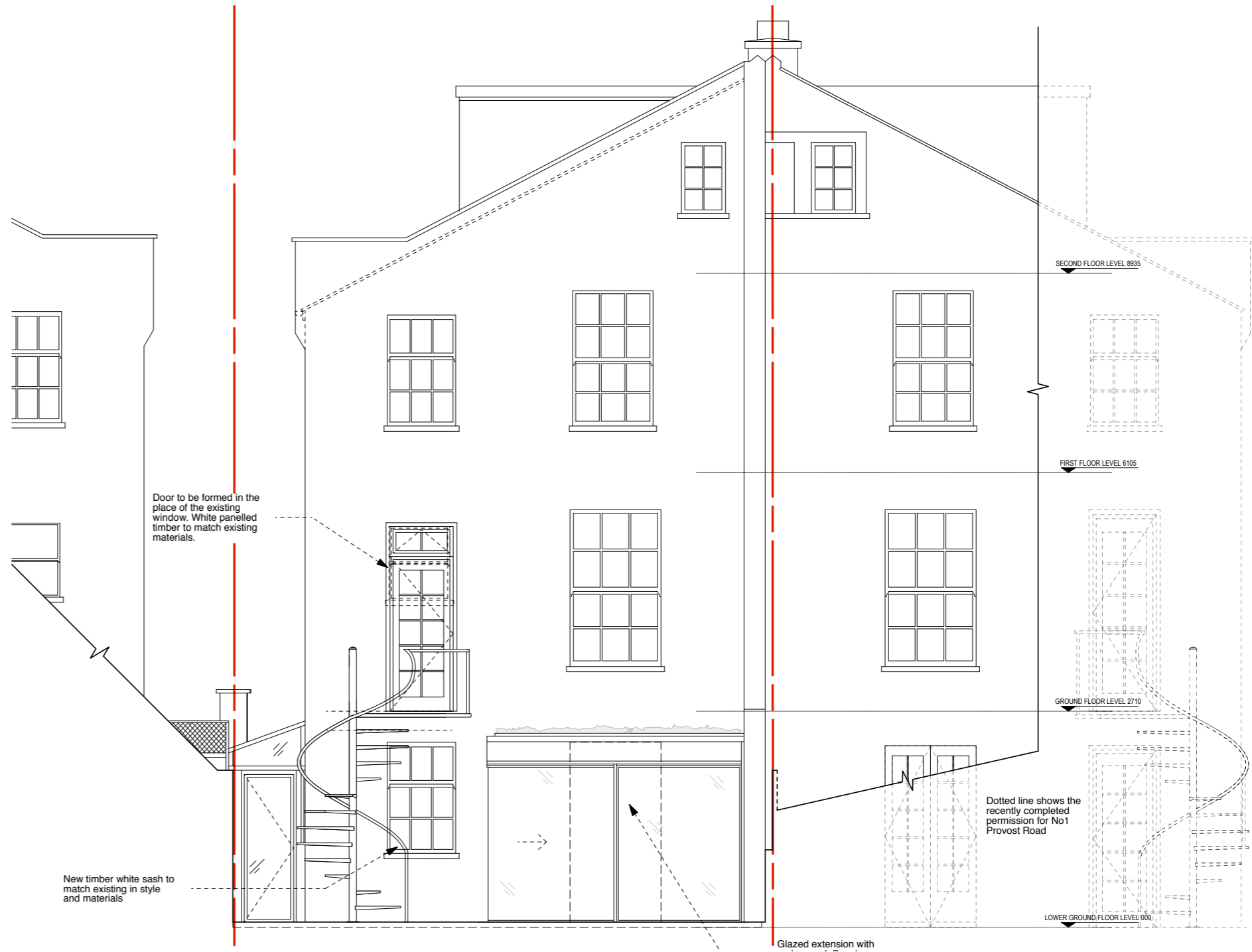
-On ground floor level the non-original casement window is to become a white painted timber door with a fanlight on top. It will lead to a spiral metal staircase and thus access the rear garden. This proposal will enhance the symmetry of the villa since No1 has recently completed works that include a mirroring spiral staircase and doors in the mirrored locations.

### Roof

-New dormer is to mirror the one on 1 Provost Road so as to enhance the symmetry of the villa. It will have the same volume, height and length. The materials proposed are zinc for the roof and white painted timber casement windows and fascia boards on elevations and cheeks of hanging slates, again to promote visual symmetry.

-The chimney stack render is to be repaired to match existing using a lime base render.

-Damaged slates are to be replaced to match the existing.



**Proposed Rear Elevation**

## INTERNAL WORKS

### General

Internally all the original features will be kept and repaired as required. Original cornices, picture rails, some skirting boards will be kept and the wall paper and features that were later additions - for example the ground floor ceiling roses, staircase spindles and newel post - will be replaced with more historically appropriate ones.

The carpet finish on the second floor is to remain but replaced with new carpet as well as for most of the first floor, except for the Master bedroom, where we propose engineered timber floor.

Engineered timber floor is also proposed for the ground and lower ground floors (front office and rear playroom) on top of the original floorboards. The condition of the floorboards is rather poor but we will aim to salvage as much as possible and reuse it prioritising the Ground Floor.

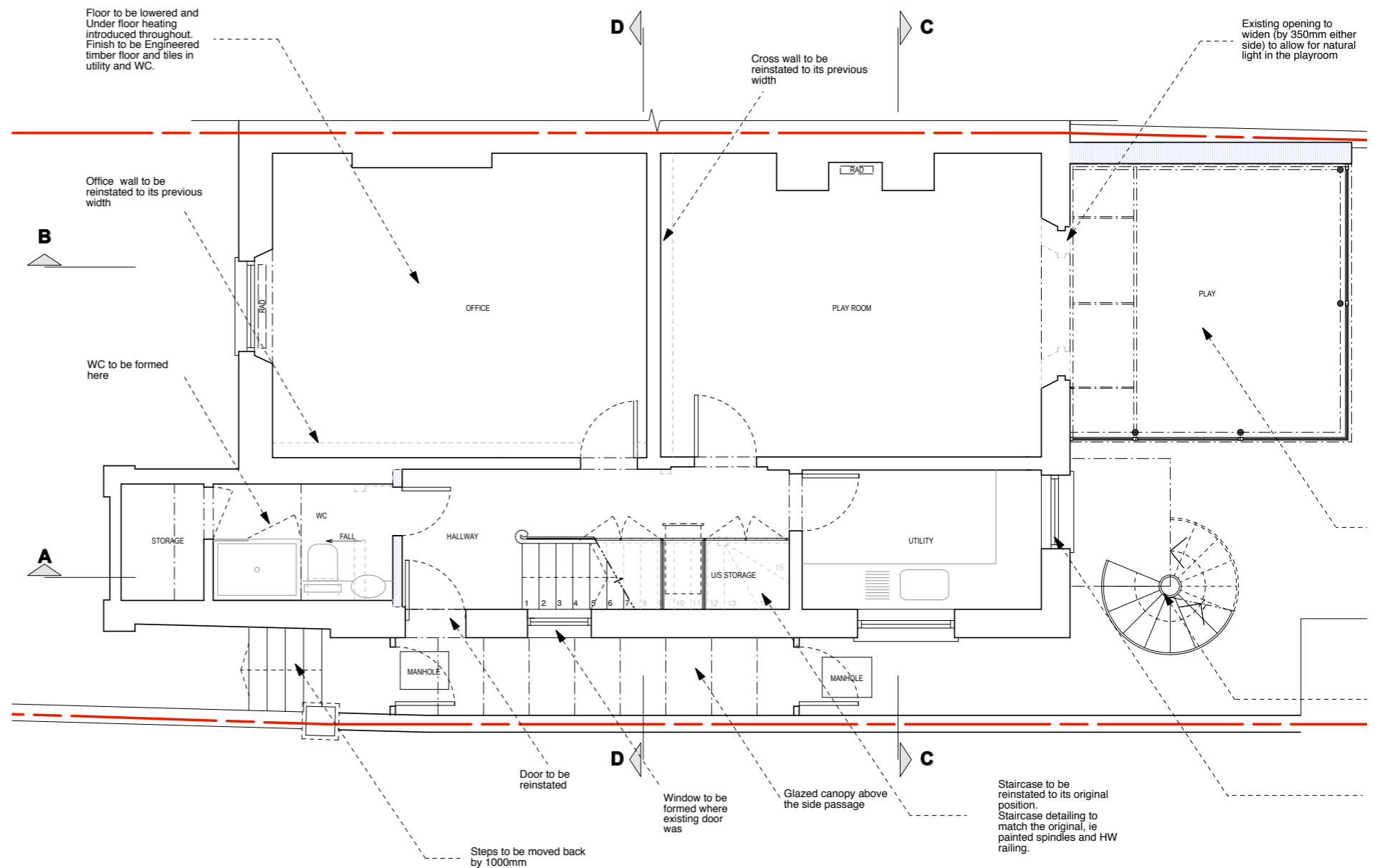
M&E. Wet system under floor heating will be introduced to the lower ground and ground floors between the joists. The floorboards will be lifted, numbered and then reinstalled. Generally the existing heating and electrical services will be updated and the piping and wiring adapted accordingly to suit the new arrangements. However we propose to use the existing voids and risers so as to not compromise any of the original fabric.

The boiler will be located in the lower ground floor utility room and will exhaust as before through the side elevation. The water cylinder will remain in the first floor cabinet right outside the family bathroom.

### Lower Ground Floor

-Floor level to drop slightly to meet the rear patio level, for better communication throughout.

-Staircase to be reinstated to its original form and side entrance and



Proposed Lower Ground Floor

window to follow this arrangement.

-The front office walls are to be reinstated to their original width and configuration.

-The rear room, the proposed utility space, is to be reinstated as well.

-A new window to the rear facade looking to the utility room will be introduced. To match existing materials and style of the rear facade.

-The opening in the playroom to the glazed extension is to be widened to allow for more natural light.

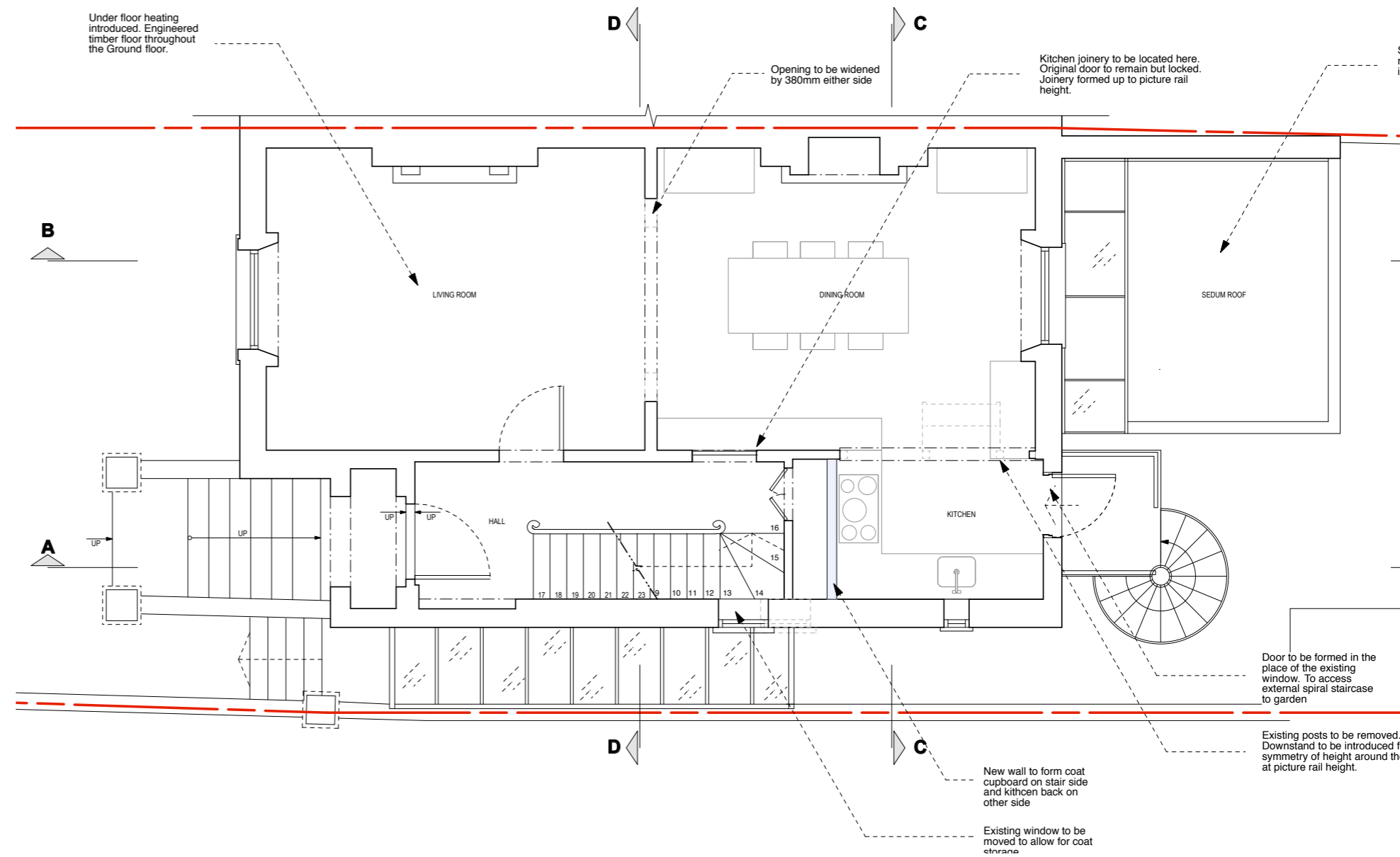
-Damp and waterproofing treatments by specialists will be in accordance with the appropriate building regulation policies.

### Ground Floor

-The kitchen floor will be reinstated to its original level and the posts to the opening will be replaced by a beam overhead. The bulkhead that will conceal it is to be created on the picture rail height so as to achieve a uniform height to the whole kitchen/dining area.

-The kitchen window will be replaced by a door to the spiral staircase that leads to the rear garden. This will allow for a better connection between the kitchen and the rear garden.

-Both hearths are to be replaced by historically appropriate replicas.



**Proposed Ground Floor**

## First Floor

-Existing under stair wardrobe will be extended slightly to allow for a little more storage space for the master bedroom.

-The fireplace surround of the master bedroom is to be moved to the front office and the fire there to be reinstated.

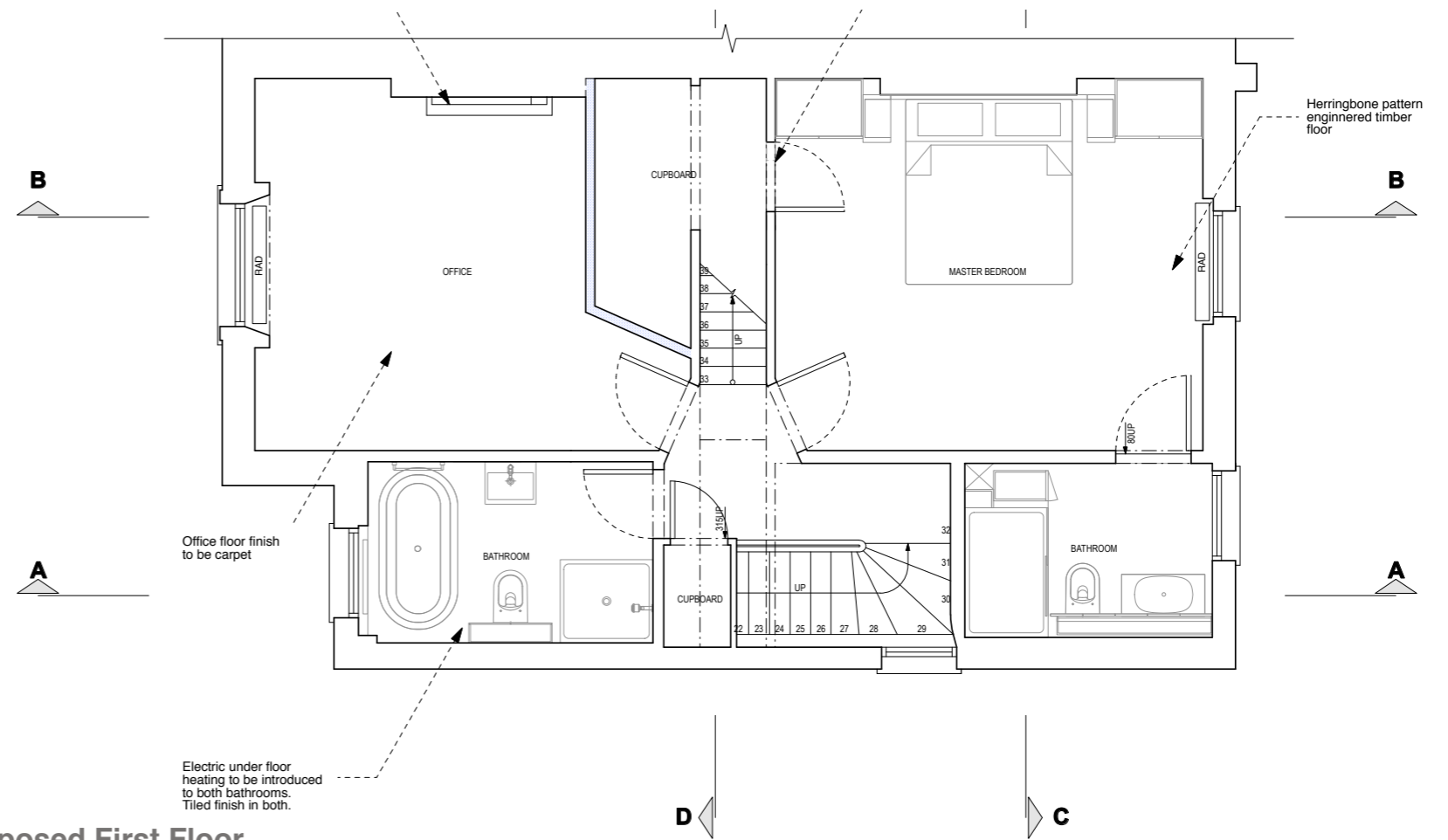
-Both the existing bathrooms are to be refitted and retiled with new sanitary ware but utilising the existing drainage and SWPs. Electric under floor heating mats will be introduced.

## Second Floor

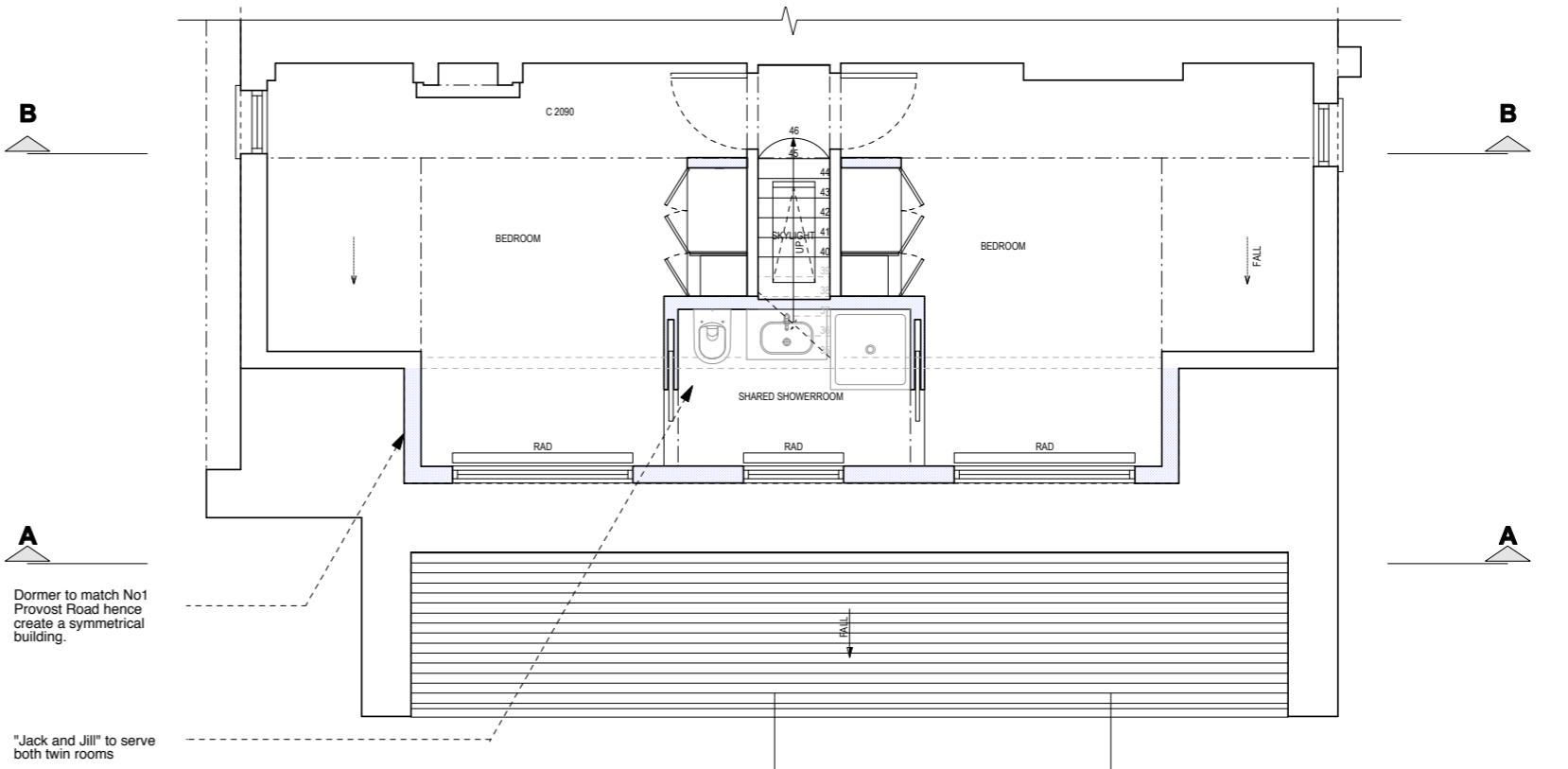
-The two twin bedrooms are to share a bedroom, that will be formed above the central staircase.

-The floor, fireplace and casement windows are to remain and the new dormer windows are to match them in material, colour and style.

-The aforementioned "Jack and Jill" bathroom is to have a tiled floor and again electric under floor heating.



**Proposed First Floor**



**Proposed Second Floor**

## 4 ACCESS

As the building is listed, the achievement of compliance with Part M of the approved documents and the DDA documents would not be realistic without serious compromise to the historic building fabric.

We have endeavoured to ensure that our proposal will improve, or at least not diminish, access and compliance and that all of the new work will comply with parts M and K of the approved documents.

The threshold into the proposed new play room will be made flush with the external level.

## 5 CONCLUSION

In conclusion we feel that the building and the new owners that want to raise their twins in it will benefit a lot from the proposal to bring more natural light in the house from the rear facade.

We believe that the above, along with the internal reinstatements and reconfigurations will allow for more consistent plans throughout.



Drawings in this document are not to be scaled from. Drawings and images illustrative only. For scaled drawings refer to a separate set of existing and proposed drawings as detailed on the Drawing Issue Sheet submitted alongside with this document.

This design and access statement for planning application and listed building consent was compiled by Hugh Cullum Architects LTD for the property at: 2 Provost Road.

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